



**REGULAR MEETING OF THE CITY COUNCIL AND THE  
CITY COUNCIL SITTING AS  
THE REDEVELOPMENT AGENCY BOARD**

**REGULAR CC/RDA MEETING  
Council Chambers  
68-700 Avenida Lalo Guerrero  
Cathedral City, CA 92234**

**WEDNESDAY, MARCH 22<sup>nd</sup>, 2006**

**Study Session – 3:00 p.m.  
Regular Meeting - 6:30 p.m.  
(Or As Soon Thereafter as the Meeting May be Commenced)**

**Copies of each current agenda will be available in the City Hall Lobby Thursday afternoon prior to the scheduled Council meeting. A copy of the complete agenda book is also available for public review in the City Hall Lobby on that same schedule. If you have any additional questions or need further information on any of the following items, please contact the Deputy City Clerk at 770-0322 between the hours of 7:00 a.m. and 6:00 p.m. Monday through Thursday. PLEASE REMEMBER THAT CITY HALL IS CLOSED EVERY FRIDAY.**

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's Office at (760)-770-0385 . Assisted listening devices are available at this meeting. Ask the City Clerk if you desire to use this device. Notification of at least 48 hours prior to the meeting or time when services are needed will assist City staff in assuring that reasonable arrangement can be made to provide accessibility to the meeting or service.

Note: Staff reports are available for inspection at the Office of the City Clerk, during regular business hours 7:00 a.m., to 6:00 p.m., Monday – Thursday.

### **3:00 P.M.- STUDY SESSION**

1. Marketing Committee presentation/update by Ted Luciani-Chair.
2. Convention and Visitors Authority marketing update presentation by Executive Director.
3. Sunflower safety sign citizen survey summary regarding privately sponsored pilot program to use the back sides of local stop signs for public safety messages.
4. Continued discussion of special use permits on public property including Town Square.
5. Discussion of establishing new format and practices for City Council meetings.
6. City Council/staff reports and inquiries of new or ongoing projects.
7. Closed session urgency items.
8. ***Reading of Closed Session Items.***
9. Public Comments on closed session items.

### **CLOSED SESSION**

1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8. **(Jan Davison)**  
Property Location: Northerly of East Palm Canyon Drive bounded by Cathedral Canyon Drive to the west, Avenida Lalo Guerrero to the north and Monty Hall Drive to the east and that certain real property located southerly of East Palm Canyon Drive, bounded by Van Fleet to the East, B Street to the South and Cathedral Canyon Drive Avenue to the west excluding there from that certain property bounded by A Street to the north, West Buddy Rogers Avenue to the east, B Street to the south and Cathedral Canyon Drive to the west  
Negotiating Parties Cathedral City Redevelopment Agency and Tri-Millennium Cathedral City LLC.  
Property Owner: Cathedral City Redevelopment Agency  
Under Negotiation: Property Negotiations.
2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8. **(Jan Davison)**  
Property Location: Area surrounding Date Palm Drive, East of Palm Canyon, Monty Hall and the Wash  
APN# 687-180-005  
Negotiating Parties Redevelopment Agency and First Team (Ehline Development Company), Cathedral City Town Center Venture, LLC (Wessman Development Group) and Town Center Partners (CK Development)  
Property Owner: Cathedral City Redevelopment Agency  
Under Negotiation: Property Disposition
3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8. **(Paul Shillcock)**  
Property Location: South of East Palm Canyon, west of Perez Road  
APN# 687-030-010 and 074  
Negotiating Parties Redevelopment Agency and CCC Properties, LLC (O'Brien Automotive Team, Inc.)

Property Owner: Cathedral City Redevelopment Agency  
Under Negotiation: Disposition of Property & Development Agreement

4. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8. **(Jan Davison)**  
Property Location: 68510 East Palm Canyon  
Negotiating Parties Cathedral City Redevelopment Agency and Interested Party (Atef Taher)  
Property Owner: Cathedral City Redevelopment Agency  
Under Negotiation: Property Negotiations/Lease
5. CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION pursuant to Government Code Section 54956.9 Subd. (c)  
Number of Potential Cases 1
6. CONFERENCE WITH LEGAL COUNSEL- POTENTIAL LITIGATION pursuant to Government Code Section 54956.9, Subd. (b)  
Number of Potential Cases 2
7. CONFERENCE WITH LEGAL COUNSEL REGARDING EXISTING LITIGATION pursuant to Government Code Section 54956.9 Subd. (a)  
Case Name: Artistic Entertainment Services. LLC v. Coachella Valley Arts Alliance, et al., Los Angeles County Superior Court. Northeast District
8. CONFERENCE WITH LEGAL COUNSEL REGARDING EXISTING LITIGATION pursuant to Government Code Section 54956.9 Subd. (a)  
Case Name: City of Cathedral City v. Sharon Stevens, an individual; Jeanine M. Stephens, an individual; and Does 1 through 100, inclusive.  
Case No. Superior Court –County of Riverside; Case No. INC048805
9. CONFERENCE WITH LABOR NEGOTIATOR pursuant to Government Code Section 54957.6  
Agency Negotiator Donald Bradley, City Manager  
Represented 1) Cathedral City Police Officers Association (CCPOA); 2) American Federation of State, County and Municipal Employees. (AFSCME) 3) Cathedral City Fire Management Association (CCFMA); 4) Cathedral City Professional Fire. (CCPFA)  
Employees

### **6:30 P.M.- REGULAR CC/RDA MEETING**

**SCHOOL REPORTS** Receive school report presented by Douglas Crawford and Deborah Gonzales, students from the Cathedral City High School.

**COUNCIL COMMENTS.** Council Member comment's on items not on the agenda.

<b>NAME</b>	<b>COMMITTEE ASSIGNMENT(S)</b>
<b>Mayor Kathleen J. DeRosa</b>	Palm Springs Desert Resorts Convention Cathedral City Senior Center Cathedral City Chamber of Commerce CVAG- Executive Committee CVAG Energy & Environmental Resources League of California Cities-Riverside County Division Executive Board League of California Cities-Transportation and Communication
<b>Mayor Pro Tem Greg Pettis</b>	CVAG Transportation Committee Riverside County Transportation Commission SCAG-Regional Council SCAG-Transportation & Communication SCAG- Administration Committee SCAG- Good Movement Task Force SCAG- Southwest Compact Task Force Salton Sea Authority National League of Cities-Steering Committee, Human Development Policy Committee Colorado River Regional Water Quality Control Board- Board Member
<b>Council Member Bud England</b>	Sunline Transit Agency Coachella Valley Animal Campus Committee Palm Springs Unified School District Subcommittee
<b>Council Member Paul Marchand</b>	CVAG-Human & Community Resources Coachella Valley Mountains Conservancy Board SCAG- Energy & Environment Coachella Valley Mosquito & Vector Control District Executive Board
<b>Council Member Chuck Vasquez</b>	CVAG- Public Safety Palm Springs Unified School District Subcommittee Cathedral City Boys & Girls Club

## **MINUTES**

Approval of minutes from the regularly scheduled City Council/RDA Board meeting held on Wednesday, March 8th, 2006.

## **CONSENT AGENDA**

1. Approve demands in the aggregate amount of \$7,991,377 for the month of February, 2006.
2. Adoption of proposed ordinance of the City Council for the City of Cathedral City, amending the official zoning map for sites A, C, E, F, G, and H for change of zone 05-004. **(SECOND READING)**
3. Adopt resolution of the City Council for the City of Cathedral City, authorizing application for the Workforce Housing Grant Program from the State of California, Housing and Community Development Department.
4. Approval of extension of Memorandum of Understanding (MOU) regarding the

- Coachella Valley Fringe-toed Lizard Habitat Conservation Plan.
5. Approval of Agreement between the City of Cathedral City and the Desert Water Agency (DWA) for the purpose of including water line improvements in the Cove Improvement District No. 2004-02 Area.
  6. Approval of assignment of the Glory to God Owner Participation Agreement (OPA) to Shadow Valley Heights LLC, a California Limited Liability Company.
  7. Adoption of a Resolution determining the necessity for acquiring certain real property immediately adjacent to Redevelopment Project Area Number 1 and making findings in support of the use of condemnation for such acquisition.

## **PUBLIC HEARING**

8. Approval of first amendment to adopted Disposition and Development Agreement providing for the sale and transfer of certain Agency-owned properties to CCC Properties, LLC for the development of automobile sales and service facilities.

## **LEGISLATIVE ACTION(S)**

9. Approval of proposed Redevelopment Agency resolution of necessity to acquire property at 68610 "C" Street in Project Area No. 1. (Downtown)
  10. Approval and adoption of proposed resolution of the City Council for the City of Cathedral City, approving a change of control in Waste Management of the Desert, a subsidiary of Waste Management of California, Inc. which is the holder of a Waste Management Franchise with the City of Cathedral City, and consenting to the assignment of the rights and obligations of Waste Management of California, Inc. under the franchise to Burrtec Waste Recycling Services.
  11. Authorization for staff to execute a service provider agreement with the firm recommended by the Review Panel to provide plans, specifications and estimates and related services required for the 30<sup>th</sup> Avenue Soccer Park Project.
  12. Approval of contract with a market research firm to prepare, conduct and assess a community benchmark survey for the City of Cathedral City.
  13. Adoption of proposed ordinance of the City Council for the City of Cathedral City, authorizing an amendment to the contract between the City Council and the Board of Administration of the California Public Employees Retirement System. (PERS)
- (SECOND READING)**
14. Approval of Tentative Parcel Map 34321: a request to subdivide .73 acres into 3 lots located at 67265 Mission Drive.
  15. Approval of proposed resolution of the City Council for the City of Cathedral City, adopting revised City Council Policies, Rules and Procedures and introduction of proposed ordinance of the City Council for the City of Cathedral City, amending Municipal Code Section 2.04.010 (Date and Time of Regular Meetings) and Section 2.04.025 (Study Session Meetings).

## **COUNCIL REPORTS ON CITIZEN INQUIRIES AND CONCERNS.**

## **ADJOURNMENT**

**The next regularly scheduled meeting of the City Council/Redevelopment**

Agency Board will be adjourned to WEDNESDAY, APRIL 12<sup>TH</sup>, 2006.

This Agenda is also available for viewing on the City's Web Site. The Web Site address is [www.cathedralcity.gov](http://www.cathedralcity.gov).

### **DECLARATION OF POSTING**

I, Teri McKeating, Deputy City Clerk for the City of Cathedral City and Assistant Secretary to the Redevelopment Agency Board for the City of Cathedral City, Assistant Secretary to the Downtown Foundation and Public Financing Authority Boards, ***do hereby certify***, under penalty of perjury under the laws of the State of California, that the foregoing notice for this City Council meeting was hand delivered and faxed to each member of the City Council for the City of Cathedral City; posted on the bulletin board outside City Hall; and faxed to the following organizations: all local media, the Cathedral City Chamber of Commerce, and the Cathedral City public library; all on the 16<sup>th</sup> day of March, 2006.

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Teri McKeating,  
Deputy City Clerk